



**DRAFT MINUTES**  
**MINUTES**  
**SCOTTSDALE PLANNING COMMISSION**  
**KIVA – CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**DECEMBER 15, 2004**

**PRESENT:** David Gulino, Chairman  
Steve Steinberg, Vice Chairman  
James Heitel, Commissioner  
Eric Hess, Commissioner  
Jeffrey Schwartz, Commissioner

**ABSENT:** David Barnett, Commissioner  
Steven Steinke, Commissioner

**STAFF:** Donna Bronski  
Tim Curtis  
Kurt Jones  
Bill Verschuren  
Al Ward

**CALL TO ORDER**

The regular meeting of the Scottsdale Planning Commission was called to order by Chairman Gulino at 5:00 p.m.

**ROLL CALL**

A formal roll call confirmed members present as stated above.

**MINUTES APPROVAL**

December 1, 2004

**DRAFT**

**COMMISSIONER HEITEL MADE A MOTION TO APPROVE THE DECEMBER 1, 2004 MINUTES AS PRESENTED. SECOND BY VICE CHAIRMAN STEINBERG.**

**THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).**

**CONTINUANCES**

30-UP-2004 (Hacienda D Mexico Office/Warehouse) request by owner for a conditional use permit for furniture manufacturing and refinishing on a 1 +/- acre parcel located at 16098 N. 80<sup>th</sup> Street with industrial Park (I-1) zoning.

**COMMISSIONER HEITEL MOVED TO CONTINUE CASE 30-UP-2004 TO A DATE TO BE DETERMINED. SECOND BY COMMISSIONER SCHWARTZ.**

**THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).**

**EXPEDITED AGENDA**

35-UP-2004 (Terrior Wine Bar) request by owner for a conditional use permit for a bar in an existing shopping center located at 7001 N. Scottsdale Road #157 with Central Business District, Parking District (C-2 P-4) zoning.

23-UP-2004 (Turquesa Equestrian Estates) request by owner for a conditional use permit for a community recreation (equestrian) facility on a 5 +/- acre parcel located at 28701 N. 70<sup>th</sup> Street (northeast corner of Dale Lane and 70<sup>th</sup> Street) with Single Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning.

14-ZN-2004 (94<sup>th</sup> Street) request by owner to rezone from Single Family Residential Environmentally Sensitive Lands District (R1-35 ESL) to Single Family Residential Environmentally Sensitive Lands District (R1-10 ESL) with amended development standards on a 25 +/- acre parcel located at 18001 N. 94<sup>th</sup> Street.

33-ZN-1997#3 (Raintree Corporate Center) request by owner for site plan/stipulation amendments to case 33-ZN-1997#2 on 11 +/- acres located at the northeast corner of Raintree Drive and the Loop 101 frontage road with Central Business District (C-2) zoning.

9-ZN-2004 (Pima Corridor Rezone) request by owner to rezone from Single Family residential District (R1-35) to Industrial Park District (I-1) on a 2 +/- acre parcel located north of northeast corner of Pima Freeway and Raintree Drive.

**COMMISSIONER HEITEL MOVED TO FORWARD CASE 35-UP-2004  
SUBJECT THAT IT MEETS THE USE PERMIT CRITERIA; CASE 23-UP-2004  
SUBJECT THAT IT MEETS THE USE PERMIT CRITERIA; CASE 14-ZN-2004;  
CASE 33-ZN-1997#3 WITH THE AMENDED STIPULATIONS, AND 9-ZN-2004  
TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL.  
SECOND BY COMMISSIONER SCHWARTZ.**

**THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission was adjourned at approximately 5:05 p.m.

Respectfully Submitted,

"For the Record " Court Reporters